176.0	0006	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,000 / 779,000
					USE VALUE:	779,000 / 779,000
					ASSESSED:	779,000 / 779,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JPG REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	564 SPRINGS RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	GARRITY MICHAEL & JOHN P -
Owner 2:	-
Street 1:	78 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Clapboard Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	409,400		369,600	779,000
Total Card	0.083	409,400		369,600	779,000
Total Parcel	0.083	409,400		369,600	779,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.09 | /Parcel: 354.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118599

GIS Ref

GIS Ref

Insp Date 09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	409,400	0	3,600.	369,600	779,000		Year end	12/23/2021
2021	104	FV	390,800	0	3,600.	369,600	760,400		Year End Roll	12/10/2020
2020	104	FV	390,800	0	3,600.	369,600	760,400	760,400	Year End Roll	12/18/2019
2019	104	FV	304,800	0	3,600.	364,300	669,100	669,100	Year End Roll	1/3/2019
2018	104	FV	303,200	0	3,600.	279,800	583,000	583,000	Year End Roll	12/20/2017
2017	104	FV	284,200	0	3,600.	264,000	548,200	548,200	Year End Roll	1/3/2017
2016	104	FV	284,200	0	3,600.	242,900	527,100	527,100	Year End	1/4/2016
2015	104	FV	261,200	0	3,600.	227,000	488,200	488,200	Year End Roll	12/11/2014

!13782!

PRINT

Date	Time
12/30/21	17:44:06

LAST REV

Date	Time
09/27/18	11:47:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY MICHAEL	60604-119		11/30/2012	Convenience	99	No	No		
VANDERBILT CHER	59469-95		7/6/2012		455,000	No	No		
KATSARAKES GEOR	42394-524		4/2/2004		543,700	No	No		
DELICHATSIOS MA	38635-192		4/1/2003		400,000	No	No		
	17750-250		1/1/1987		221,000	No	No	Y	

USER DEFINED

Prior Id # 1:	118599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
7/30/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	189	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
5/5/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	243	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	1.00989902
Adj $ / SQ:	204.918
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635686
Depreciation:	226304
Depreciated Total:	409382

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

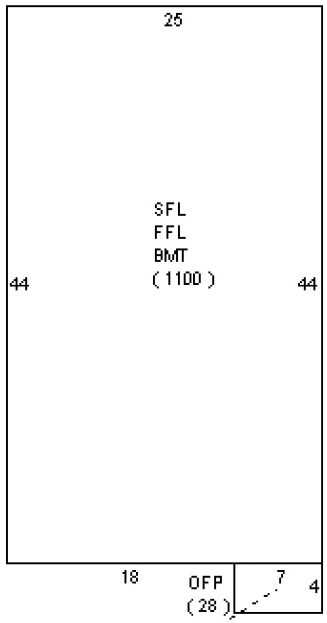
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	204.92
Special Features:	0	Val/Su Net:	123.02
Final Total:	409400	Val/Su SzAd	186.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	61.480	67,623
FFL	First Floor	1,100	204.920	225,409
SFL	Second Floor	1,100	204.920	225,409
OFP	Open Porch	28	44.440	1,244

Net Sketched Area:	3,328			Total:	519,685
Size Ad	2200	Gross Area	3328	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	